

Message Text

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PAGE 01 TORONT 01242 161843Z

44

ACTION EUR-12

INFO OCT-01 ISO-00 SY-05 SCA-01 FBOE-00 A-01 OC-06 CCO-00

MMO-04 USIA-15 VOE-00 OPR-02 EB-07 COME-00 INSE-00

/054 W

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R 161507Z AUG 76

FM AMCONSUL TORONTO

TO AMEMBASSY OTTAWA

INFO SECSTATE WASHDC 3985

UNCLAS TORONTO 1242

E.O. 11652: N/A

TAGS: AFSP, ASEC, CVIS, OGEN

SUBJECT: TORONTO REORGANIZATION, PLANS AND COST ESTIMATES

REF: (A) TORONTO 1196, 1213 (B) STATE 176270, 155760

1. RSO CLEMONS MET WITH CONTRACTOR AND CG ON 8/11. THE PHYSICAL REORGANIZATION WILL REARRANGE ALL OFFICE SPACE ON THE CONGEN THREE FLOORS WITH THE EXCEPTION OF PPT/SCS OPERATIONS WHICH WILL STAY ON THE NORTH END OF THE FIRST FLOOR IN SAME CONFIGURATION BUT BE INCREASED BY OFFICE SPACE FOR ADDITIONAL OFFICER.

2. CG, ECON/COM, USIS, COMBINED COM/USIS LIBRARY, ADMIN AND CLASSIFIED AREAS WILL BE COMBINED ON THIRD FLOOR WITH CONTROLLED ACCESS. THE SOUTH HALF OF THIRD FLOOR LEADING TO CONGEN'S OFFICE AND SECURITY AREA WILL BE UNDER SPECIAL SECURITY PROTECTION AGREED TO BY RSO.

3. ENTIRE SECOND FLOOR WILL HOUSE IV OPERATIONS IN CONFIGURATION SIMILAR TO THAT USED ON PRESENT THIRD FLOOR. WE WILL LIMIT ACCESS TO IV AREA SOLELY VIA STAIRWELL. PUBLIC WILL ONLY USE ELEVATOR WHEN HAVING BUSINESS ON THE THIRD FLOOR.

4. NIV APPLICANTS, OUR LARGEST TRAFFIC VOLUME, WILL BE RESTRICTED TO USE OF AN ALREADY EXISTING ENTRANCE AT THE UNCLASSIFIED

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PAGE 02 TORONT 01242 161843Z

SOUTHERN END OF THE BUILDING.THE MAIN AND ONLY ENTRANCE TO

THE BUILDING OPENING ON UNIVERSITY AVENUE WILL HANDLE THE FLOW OF REST OF PUBLIC.

5. ONCE INSIDE THE CONGEN THE NEW CONFIGURATION WILL PREVENT NIV APPLICANTS FROM HAVING ACCESS TO OTHER PARTS OF BUILDING BY STRATEGICALLY PLACED BARRIER INSIDE THE BUILDING.

6. NIV TRAFFIC IN AND OUT OF THE SOUTH END OF THE BUILDING WILL BE VIA SIMCOE STREET (STREET BEHIND CONGEN THAT RUNS PARALLEL WITH UNIVERSITY AVENUE). THAT ARRANGEMENT WILL BE MORE CONVENIENT AND COMFORTABLE FOR VISA APPLICANTS WHO DURING SPRING AND SUMMER MUST WAIT FOR PERIODS OUTSIDE THE BUILDING. UNDER REORGANIZATION THEY WILL BE IN A SHELTERED AREA PROTECTED FROM THE SUN AND RAIN. THIS WILL ALSO ELIMINATE THE UNCONTROLLABLE LINES OF NIV APPLICANTS ON UNIVERISITY AVENUE AND OTHER PROBLEMS DESCRIBED REFTEL (A).

7. WITH PUBLIC USAGE OF UNIVERSITY AVENUE ENTRANCE REDUCED BY OVER 90 PERCENT, WE CAN EMPLOY EFFECTIVE SECURITY SCREENING OF ALL OTHER CONGEN VISITORS AND EXERCISE COMPLETE CONTROL OVER PUBLIC ACCESS TO ALL PARTS OF THE BUILDING. REORGANIZATION WILL ALSO GIVE US CONTROL OVER ACCESS TO CONGEN PARKING AREA DN OVER USE OF THE REAR ENTRANCE TO THE BUILDING.

8. REFTEL (A) POINTS OUT THAT THE CONGEN BUILDING IN ITS PRESENT STATE CANNOT ACCOMMODATE THE CURRENT VOLUME OF STATUTORY SERVICES AND MEET PRESENT DAY SECURITY REQUIREMENTS. TO MAXIMIZE THE POSSIBILITIES THE BUILDING DOES OFFER WE WILL BE UNABLE TO CONTINUE PROVIDING OFFICE SPACE FOR DEA, SOCIAL SECURITY, INTERNAL REVENUE SERVICE AND THEIR VISITOR AND SWITCHBOARD TRAFFIC. THEREFORE, THOS AGENCIES WILL HAVE TO MAKE ARRANGEMENTS TO FIND SUITABLE OFFICE SPACE FOR THEIR USE ELSEWHERE IN TORONTO. WE WILL BE PLEASED TO WORK WORK WITH THEM IN FINDING A SOLUTION TO THEIR SPACE NEEDS BUT THEY CANNOT BE ACCOMMODATED WITHIN THE CONGEN. EVEN IF WE ARE UNABLE TO REORGANIZE THE CONGEN ALONG THE LINES DESCRIBED ABOVE, IT WOULD BE NECESSARY TO ELIMINATE USAGE OF OUR FACILITIES BY SS AND IRS AND NOT TO BE ABLE TO OFFER DEA DDITIONAL SPACE TO ACCOMMODATE ITS STAFF ADDITION CONTAINED IN REF (B).

9. THE FOLLOWING IS NOT A SHOPPING LIST BUT A BREAK DOWN OF COSTS TO REORGANIZE THE CONGEN WITH 1976 CANADAIN DOLLARS. THE FIRST ITEM UNCLASSIFIED

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PAGE 03 TORONT 01242 161843Z

OF DOLS 38,000. IS THE MINIMUM NEEDED FOR IMPROVING THE AREA OUTSIDE THE SOUTH SIDE OF THE BUILDING. THIS CONSTRUCTION WILL BE HIGHLY VISIBLE FROM UNIVERSITY AVENUE AND TO MEET MINIMAL CITY CONSTRUCTION STANDARDS MUST BE IN KEEPING WITH ITS SURROUNDINGS.

10. ESTIMATED COST TO IMPLEMENT NECESSARY IMPROVEMENTS TO MEET OBJECTIVES PROPOSED IN REFTEL (A) TOTALS DOLS 158,000 PLUS A 10 PERCENT CONTINGENCY. BREAKDOWN AS FOLLOWS:

A. PAINT AND INSTALL COVERED WALKWAY FROM SOUTH
ENTRANCE DOOR TO SIMCOE STREET, 2 METAL GATES,
CENTER RAILING, WINTERIZE, ENLARGE
AND ENCLOSE PORCH WITH 2 ADDITIONAL OUTSIDE DOORS
LEADING INTO IT. DOLS 38,000

B. ELECTRICALLY CONTROLLED SECURITY GATE AT
SIMCOE STREET ENTRANCE TO CONGEN PARKING
AREA. 6,100

C. COMPLETE INTERIOR PAINTING OF CONG. 16,000

D. COUNTERS, METAL DOUBLE DOORS FOR SOUTH
ENTRANCE AND DIVIDING COUNTER. 24,580

E. NEW IV COUNTER ON THIRD FLOOR 4,840

F. RELOCATE USIS/COMMERCIAL LIBRARIES. 2,420

G. RELOCATE CONGEN'S OFFICE AND WASHROOM WHICH
INCLUDES MOVING PRESENT OAK PANELING 15,883

H. PROVIDE AND INSTALL NEW PARTITIONS, DOORS,
CEILINGS ON THIRD AND SECOND FLOORS 24,695

I. ALL ELECTRICAL WORK 8,407

J. PROVIDE AND INSTALL NEW CARPETS THROUGHOUT
THIRD FLOOR 9,075

K. BUILD MAIN ENTRANCE COUNTER FOR RECEPTIONIST 1,000

L. ARCHITECTS FEES. 2,000

M. RESTRICTED AREA WALLS IN ACCORDANCE WITH RSO
SPECIFICATIONS (VAULT DOOR TO BE PROVIDED BY OC) 5,000

N. 10 PERCENT CONTINGENCY 15,800

GRAND TOTAL DOLS 173,800

11. THE LOCAL CONTRACTOR WHO PREPARED THESE ESTIMATES DIE
SO ON VERY SHORT NOTICE. THEY RECOGNIZE THAT THESE FIGURES
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PAGE 04 TORONT 01242 161843Z

MAY BE ADJUSTED SLIGHTLY DOWNWARD UPON THE RECEIPT OF FINAL
DRAWINGS AND/OR SPECIFICATIONS FROM US.

12. CONGEN WOULD LIKE TO PROCEED WITH OUTSIDE WORK
TO BEGIN DURING SEPTEMBER AND WHILE WATHER RELATIVELY MILD.
DIGGINS

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